

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Thursday, September 6, 2012
Mansfield Town Hall
Town Council Chambers
4 S. Eagleville Road**

4:00 PM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Matt Hart, George Jones, Michael Kirk, Paul McCarthy, Frank McNabb, Toni Moran, Betsy Paterson, Chris Paulhus, Alex Roe, Kristin Schwab, Bill Simpson, Ted Yungclas

Staff: Cynthia van Zelm, John Zaccaro

Guests: Howard Kaufman and Macon Toledano from Storrs Center Alliance;
Steve Duffy and Tom Hayden from Price Chopper

1. Call to Order

Treasurer Kristin Schwab called the meeting to order at 4:05 pm, in President Philip Lodewick's absence.

Ms. Schwab welcomed Mike Kirk, Deputy Chief of Staff in UConn President Herbst's office. Mr. Kirk will serve on the Board as the President's designee.

2. Opportunity for Public Comment

There was no public comment.

3. Approval of Minutes of August 2, 2012

Bill Simpson made a motion to approve the minutes of August 2, 2012. Betsy Paterson seconded the motion. The motion was approved.

4. Storrs Center Action Items – Application to Amend the Mansfield Zoning Map – Storrs Center Special Design District

Howard Kaufman of Storrs Center Alliance introduced Steve Duffy (VP of Architecture) and Tom Hayden (Director of Real Estate) from Price Chopper.

Macon Toledano said the current Storrs Center Special Design District zoning is being proposed to be changed to reflect the goal of bringing a grocery store to the Market Square area of Storrs Center. These include surface parking as opposed to the contemplated below grade parking; and a change in height to a maximum of 40 feet vs. a maximum of 85 feet in the original zoning.

He reviewed the approval process through the Planning and Zoning Commission.

Mr. Toledano said that the 5,000 square foot proposed building would add an edge to the footprint. A pergola with plantings along Storrs Road would buffer the street view from the parking lot.

Mr. Duffy showed some images of current Price Chopper stores.

Ms. Schwab asked if audience members had any questions.

Responding to a question about the amount of parking, Mr. Toledano said the plan calls for approximately 3 and a half spaces per 1,000 feet for a total of 125 spaces. A suburban model would be much larger. The zoning requirement is currently lower.

A question was raised about green space in the market square area. Mr. Toledano said the original plan did include a green space on top of a concrete parking deck. He said that is proposed to be removed to accommodate the grocery store. They are trying to treat the parking area as a plaza and have proposed one tree per four parking spaces which is more trees than typical. There will be many trees on Village Street, especially to buffer from the back of the Post Office, and they are hoping to buffer the back of the grocery store side adjacent to the Village Street as well. Mr. Toledano said trellises are also planned for the buffer between the grocery store and Storrs Road.

Mr. Toledano said that brick will be part of the building in response to a question. He said the architectural drawings have not been done yet.

Howard Kaufman said that Price Chopper intends to seek LEED certification for the building and will also adhere to the Storrs Center Sustainability Guidelines.

A question was raised re: whether the parking will be free in the grocery store lot. Mr. Toledano replied in the affirmative and said that it would also be monitored. Mr. Kaufman said this would be similar to what is done by the property owners at Storrs Commons and University Plaza.

Mr. Toledano and Mr. Kaufman explained that a prior concept of below grade parking was considered when the economy was in better shape and before a grocery store partner was on board. It is more feasible for customers to use a surface lot. Mr. Toledano noted that the original program for the Market Square included more buildings and over 250 spaces of parking below grade.

Mr. Duffy noted that a community room is planned for the second floor to be open to the public. There will be an elevator.

A pharmacy is also planned for in the store.

In response to a question about traffic, Mr. Toledano said they will need to go back to the State regarding the new program.

Alex Roe asked if there can only be a right turn out of the grocery store on to Storrs Road. Mr. Toledano replied in the affirmative and said that someone would need to go to the street light to take a left.

Ms. Roe asked if there would be passive storm water retention or active catch basins. Mr. Toledano said there will be some filtering basins.

Ms. Schwab said her understanding was there would be stormwater pits used for the trees so water does not run through the site.

A question was asked about the change to not include residential in the market square. Mr. Toledano said the first priority was to have a grocery store as an anchor and to focus the residential rental in Phase 1. Mr. Kaufman said more parking spaces would be needed if kept residential in this area.

Ted Yungclas moved to endorse and convey the Mansfield Downtown Partnership's support for the application of Storrs Center Alliance, LLC, as submitted on August 29, 2012 to the Mansfield Planning and Zoning

Commission. The application seeks to amend the Mansfield Zoning Map with respect to the Market Square area of the Storrs Center Special Design District. The proposed modifications include the incorporation of a new supermarket in the Market Square area, together with additional uses, in a manner that has the full support of the Mansfield Downtown Partnership. Betsy Paterson seconded the motion. The motion was approved unanimously.

5. Executive Director Report

Cynthia van Zelm said she was still looking for volunteers to staff the Partnership table at the Festival. She passed out a sign-up sheet.

Ms. van Zelm said the Board Strategic Planning Workshop is October 4 at the Community Center and asked Board members to review materials before the meeting including a “homework” assignment.

6. Update on Process for Conflict of Interest Disclosure

John Zaccaro updated the Board on the inquiry from former Board member Rich Orr had made about how the Town’s Code of Ethics applies to employees of the University of Connecticut who have been appointed to the Board for the express purpose of representing the University.

Mr. Zaccaro said he had a preliminary conversation with the Town’s attorney but is waiting for his opinion.

7. Four Corners Sewer and Water Study Advisory Committee Update

Matt Hart reported that the Environmental Impact Evaluation for water service is still being drafted; it is expected to be complete in October. Three possible interconnections and new wells are being reviewed.

8. Report from Committees

Advertising and Promotion

Chair Kristin Schwab reported that the Committee will meet in a few weeks and that she had met with Partnership Communications and Special Projects Manager Kathleen Paterson on a brochure to promote the connections between Storrs Center and public spaces in the downtown area and beyond.

The Committee hopes to get involved with ribbon cuttings for the new businesses and the grand opening.

Business Development and Retention

In Chair Steve Rogers absence, Ms. van Zelm reported that the Committee met and reviewed any issues affecting the new tenants in Storrs Center.

Festival on the Green

Ms. Paterson reported that some of the new businesses in Storrs Center will be having booths at the *Festival*.

Finance and Administration

Chair Harry Birkenruth said that Phil Michalowski will be providing quarterly reports on relocation to the Committee. He said that \$261,000 has been paid out of a total original estimate of \$750,000. The new estimate is about \$690,000. He said the Committee reviewed an interim claim by Husky Pizza.

Mr. Birkenruth said the Committee is continuing to work on the benchmarks for success of Storrs Center in coordination with LeylandAlliance.

The Committee is waiting for a review of its Directors and Officers insurance by its broker in December.

The Committee will also look at the Partnership's fund balance as part of the strategic planning process.

Membership Development

Chair Frank McNabb reported that renewal letters will go out in November/December for the next calendar year. The new membership brochure will focus on the remaining phases.

The Partnership will have a table at the football game on Saturday, and plans to also staff tables at Jorgensen and some basketball games.

He said that John Armstrong, the interim Director of UConn Off-Campus Student Services, had joined the Committee.

Planning and Design

Chair Steve Bacon said the Committee is planning to meet the week of September 27 to review the grocery store plans.

9. Other

Mr. Hart reported said the Town is currently updating the fiscal analysis for Storrs Center. He would like to present the analysis to the Board at its next meeting.

10. Adjourn

The meeting adjourned at 6:30 pm.

Minutes taken by Cynthia van Zelm.